

From: Oliver Benson <oliver.benson@midsussex.gov.uk>
Sent: 30 September 2026 11:43:10 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: Service request - SR/26/3864 Fen Place Mill East Street Turners Hill Crawley West Sussex RH10 4QQ

Hi Katherine,

I have reviewed both the submitted Preliminary Ground Contamination Risk Assessment Report, Reference P17843, and dated 10th July 2026 and the subsequent Quantitative Ground Contamination Risk Assessment Report, Reference P17298, and dated 3 September 2026, both prepared by Ashdown Site Investigation Ltd.

The preliminary risk assessment identified potential pollutant linkages associated with historical quarrying and surface workings on the site and recommended intrusive investigation to further assess these risks.

The subsequent quantitative risk assessment includes intrusive investigation works comprising boreholes, trial pits, soil sampling, asbestos screening and ground gas monitoring. The investigation did not identify asbestos within the samples tested, and no concentrations of heavy metals or PAHs exceeding the assessment criteria adopted within the report were identified. The report concludes that no unacceptable risks have been identified from these contamination pathways and that no remedial works are currently considered necessary.

However, the report confirms that the ground gas monitoring programme remains incomplete. Only three monitoring visits have been undertaken and the report states that a further three monitoring visits are required, together with submission of a supplementary ground gas risk assessment, to validate the conclusions reached to date. The report also notes that its conclusions regarding ground gas remain provisional pending completion of the full monitoring programme.

As ground gas was identified as a potential pollutant linkage within the preliminary risk assessment, and the investigation of this pathway has not yet been completed, I am unable to conclude that the requirements of Condition 9(b) have been fully satisfied at this stage. Whilst the results obtained to date suggest that no remediation is likely to be required, this can only be confirmed once the ground gas monitoring programme has been completed and the supplementary ground gas risk assessment has been submitted.

Accordingly, I have no objection to the discharge of Condition 9(a). Conditions 9(b) and 9(c) should remain outstanding pending completion of the ground gas monitoring programme and submission of the supplementary ground gas risk assessment referred to within the report.

Many thanks,

Oliver

Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team
Tel: 01444 477 059
Email: oliver.benson@midsussex.gov.uk
Website:

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.midsussex.gov.uk%2F&data=05%7C02%7CKatherine.Williams%40midsussex.gov.uk%7C6541b412c6214d236dbb08dfledf9ee2%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639263618055655882%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIslIAiOiJXaW4zMjIsIkFOIjoiTWFpbCIslldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=wYyQiyx29rI419DeLPntqnWCx3BtOHKG2E6bJWdvDqQ%3D&reserved=0>

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-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: 17 September 2026 16:22

To: Oliver Benson <oliver.benson@midsussex.gov.uk>

Subject: Service request - SR/26/3864 Fen Place Mill East Street Turners Hill Crawley West Sussex RH10 4QQ

Oliver Benson

This is sent from an unmonitored address, please do not respond.

Please see attached Service Request

SR/26/3864

Type: Contaminated land - consultation.

Details: We would be grateful for your comments by 8th October 2026 Please return your comments directly to the case officer, Katherine Williams Application details and documents can be viewed at the following web address:

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.midsussex.gov.uk%2Fonline-applications%2F&data=05%7C02%7CKatherine.Williams%40midsussex.gov.uk%7C6541b412c6214d236dbb08df1edf9ee2%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639263618055687475%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOIjoITWFpbCIsIlIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Th7EIcLYjeOSwKa6ZjlvVRtdEn8WZsrTW%2BOaPki8TNI%3D&reserved=0>

Please note that there may be a delay of up to five days from the date of this consultation before documents appear on our website.

Consultee: Contaminated Land

Reference: DM/26/2275

Proposal Discharge of planning conditions nos 7, 8, 9, 10, 11 and 12 relating to planning application DM/23/1608.

Regards

Communities Support Team

Mid Sussex District Council